



# తెలంగాణ రాజ పత్రము THE TELANGANA GAZETTE

PART- I EXTRAORDINARY  
PUBLISHED BY AUTHORITY

No. 98]

HYDERABAD, SATURDAY, APRIL 7, 2018.

## NOTIFICATIONS BY GOVERNMENT

— x —

### MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Plg.I (1))

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PARTLY WATER BODY, PARTLY OPEN SPACE TO RESIDENTIAL USE ZONE IN MADEENAGUDA (V), SERILINGAMPALLY (M), R.R.DIST.

[Memo No. 11615/Plg. I (1)/2017-1 Municipal Administration and Urban Development (Plg.I (1)),  
4<sup>th</sup> April, 2018.]

The following draft variation to the land use envisaged in the notified Master Plan of erstwhile HUDA-2021 (HMDA) vide G.O.Ms.No.288, MA & UD Department, dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

### DRAFT VARIATION

The site in Sy.No. 211 (P) of Madeenaguda (V), Serilingampally (M), Ranga Reddy District to an extent of 4427.50 Sq Mts, which is presently earmarked for Partly Water Body / Partly Open Space in the Notified Master Plan for Shambupur Segment vide G.O.Ms. No 288, MA & UD Department, dt: 03.04.2008 is now proposed to be designated as Residential use zone as the site u/r is not falling in the FTL of nearby water body, **subject to the following conditions:**

- The applicant shall pay Development Charges to HMDA as per rules in force before issue of final orders.
- The applicant shall pay balance processing fee to HMDA before issue of final orders.
- The applicant shall comply condition mentioned in NOC of District Collector. R.R.Dist.. vide Lr.No.E1/4657/2016 dt: 06.05.2017.

- d) If the Development Charges are not paid within (30) days, the orders of the Change of Land Use will be withdrawn without any further note.
- e) The applicant shall obtain prior permission from concerned department before undertaking any development in the site under reference.
- f) The Owner/Applicant shall handover areas affected under the Notified roads to the Local bodies at free of cost.
- g) The Owners/applicant shall develop the roads at free of cost as may be required by local authority.
- h) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Municipal Corporation/Municipality before issue of Building Permission/Development Permission and it must be ensured that the best financial interests of the Government are preserved.
- i) The Change of land shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act 1976.
- j) The above Change of Land Use is subject to the condition that may be applicable under Urban Land Ceiling Act and AP Agricultural Ceiling Act.
- k) The Owners/applicants are solely responsible for any misinterpretation with regard to ownership/title Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of Change of Land Use proposed.
- l) The Change of Land Use shall not be used as the proof of any title of the land.
- m) The Change of Land Use does not bear any public agency including HMDA/Local Authority to acquire land for any public purpose as per the law.
- n) The Owner/applicant before undertaking the developmental activity in the site under reference, existing building should be demolished.
- o) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- p) The natural flow in catchment area falling in the Buffer Zone of Madeenaguda Village of Serilingampally Mandal, Ranga Reddy District should not be obstructed or deviated or utilized for any other purpose.
- q) Sufficient opening should be provided in the compound wall, if constructed for free catchment flow through the petitioner's land into the tank.
- r) Dumping/throwing of any type of effluents/wastes etc., and allowing sewerage water into the tanks/surplus course is strictly not allowed as it damages the quality of water.
- s) The applicant has to leave a defined boundry of 9 meters/30 feet in above mentioned survey numbers for Buffer Zone/Green Belt while taking up any construction activities and no construction has to be taken-up in Buffer Zone.
- t) The officials of the Department /Government representatives will have the right to inspect the free natural flow through the applicant's land bearing said survey numbers and there should not be any restrictions for their entry for inspection.
- u) Any construction in the above said survey numbers should be subject to terms and conditions land down under G. O. Ms. No. 168, dated 07.04.2012 of MA & UD Department and the said G. O. should be followed scrupulously.
- v) An STP to be built by Builder on the site under reference.
- w) The violation of any condition laid above will be instantly tended for cancellation of above permission without any prior intimation or notice.

#### **SCHEDULE OF BOUNDARIES**

<b>NORTH</b>	: Vacant land, Sy.No.211 of Madeenaguda Village.
<b>SOUTH</b>	: Partly vacant land, Residential buildings, Sy. No. 212 of Madeenaguda Village.
<b>EAST</b>	: Partly vacant land, Residential buildings, Sy. No. 211 of Madeenaguda Village.
<b>WEST</b>	: Water body, Sy. No. 17 of Gurunath Cheruvu.

**ARVIND KUMAR,**  
*Principal Secretary to Government.*